

20160205000038310 1/2 \$77.00
Shelby Cnty Judge of Probate, AL
02/05/2016 01:33:11 PM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
William A. B. Dowell
Sandra J. Dowell
168 Biltmore Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Hundred Thousand and 00/100 Dollars (\$600,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Jeffrey G. Kisling and wife, Joan M. Kisling,
(herein referred to as Grantors) do grant, bargain, sell and convey unto

William A.B. Dowell and Sandra J. Dowell
(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 14, according to the Survey of Habersham Place, as recorded in Map Book 37, Pages 1-A and 1-B, in the Probate Office of Shelby County, Alabama.

\$417,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.


\$123,000.00 of the consideration recited above was paid from a purchase money second mortgage loan closed simultaneously herewith.

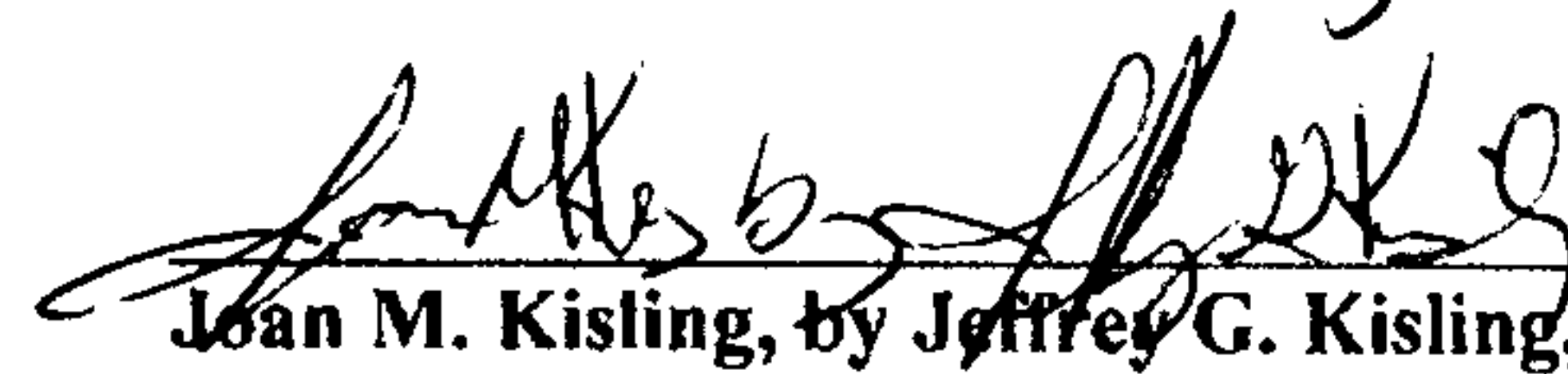
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26 day of Jan (January), 2016.


Jeffrey G. Kisling


Joan M. Kisling, by Jeffrey G. Kisling,
her Attorney in Fact

Shelby County, AL 02/05/2016
State of Alabama
Deed Tax: \$60.00

STATE OF
COUNTY OF

Mo
Jackson)

20160205000038310 2/2 \$77.00
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I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Jeffrey G. Kisling individually and as Attorney in Fact for Joan M. Kisling, whose name is signed to the foregoing warranty deed and who is known to me, acknowledged before me on this day that, being informed of the contents of this warranty deed, executed the same voluntarily, individually, and acting within the scope and power of said power of attorney, in his capacity as Attorney in Fact for Joan M. Kisling on the day the same bears date.

Given under my hand and seal this the 26 day of January, 2016.

My Commission Expires: 4/28/19
{AFFIX SEAL}

[Signature]
Notary Public

JOSHUA J. WHALEN
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
COMMISSION EXPIRES 4/28/2019
COMMISSION # 15635048

Grantors address:
4768 Oak St. #519
Kansas City, MO 64112
Property address:
168 Biltmore Dr.
Birmingham, AL 35242